GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – ELUDA - Change of land use from Agricutlural Land Use to Residential Land Use in R.S.No.303(P) & 304(P) of Eluru Municipal Corporation to an extent of Ac.2.40 Cents – Applied by Sri Akula V.S.Srinivasa Rao S/o Gopala Krishna - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.85 Dated: 23/08/2024.

Read the following:-

1. From the DT&CP, AP, Mangalagiri Lr.Roc.No.19022(32)/2/2014-RJDR, dated 29.02.2024.
2. Govt. Memo No. 2378171/H1/2024, dated.14.03.2024.
3. From the DTCP, AP, Mangalagiri, Lr.Roc.No.19022(32)/2/2024-, RJDR, dt.02.05.2024.
4. Govt. Memo No.138400/H1/2016, dt.15.02.2017.
5. Govt. Memo No.2378171/H1/2024, dated:17.05.2024.
6. A.P. Extraordinary Gazette No.116, dated:17.05.2024.
7. From the Director of Town and Country Planning, AP, Managalagiri, Lr.Roc.No.19022(32)/2/2024, dt.30.06.2024.

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ORDER:-

The Draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in the reference 5th read above was published in Extra-ordinary Andhra Pradesh Gazette No.116, Part-I, dated:17.05.2024. The Director of Town and Country Planning, A.P., Mangalagiri in the reference 3rd read above has informed that the applicant has paid an amount of Rs.13,93,920/- towards development / conversion charges for the proposed change of land use.

2. The Director of Town and Country Planning, A.P., Mangalagiri in the reference 7th read above has stated that they have published the draft variation appendix notification pertaining to above proposed change of land use one in English paper (Hindu Daily News Paper) and one in Telugu paper (Andhra Jyothi Daily News Paper) respectively on 23.05.2024 calling for objections/suggestions within 15 days from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulated time in the matter. Hence, the draft variation is confirmed.

(P.T.O.)

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 23.08.2024.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

ANIL KUMAR SINGHAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, A.P., Mangalagiri, Guntur Dist.
The Vice Chairperson, Eluru Urban Development Authority(ELUDA), Eluru.
Copy to:
The individual through the Vice Chairperson, Eluru Urban Development Authority, Eluru.
Sc/Sfs. (e-2378171/2024)

// FORWARDED :: BY :: ORDER //

P.V.S.Ranga
SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA&UD, dated:25.07.1975 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub–section (4) of the said section.

VARIATION

The site, in R.S.No. 303 (P) and 304 (P) of Venkatapuram, Eluru Municipal Corporation to an extent of Ac.2.40 (Agricultural Use to Residential Use) and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural Land Use in the General Town Planning Scheme (Master Plan) of Eluru sanctioned in G.O. Ms. No.312, MA, Dated 25-07-1975 is now designated for Residential Use by variation of change of land use based on the Council Resolution No. 164 , dated 21-11-2023 as marked "A to L" (Agricultural Use to Residential Use) in the revised part proposed land use map of G.T.P.No.2/2024/R available in the Eluru Urban Development Authority, subject to the following conditions;

1. Necessary buffer shall be provided as per rules in force towards the site adjoining to the Panta Bodhi.

Contd..3

2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Others land in R.S.No.302

East : Panta Bodhi in R.S. No. 308 & 309

South : Others land in R.S.No.305

West : IPLP2020/DTCP-ELUDA/ELR/000059

ANIL KUMAR SINGHAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

P.v.s. Rangam
SECTION OFFICER